



THE
A-TEAM

**RE/MAX
FIRST**

48 WOLF CREEK Gardens, Calgary T2X 4V1

MLS®#: **A2173719**

Area: **Wolf Willow**

Listing Date: **10/17/24**

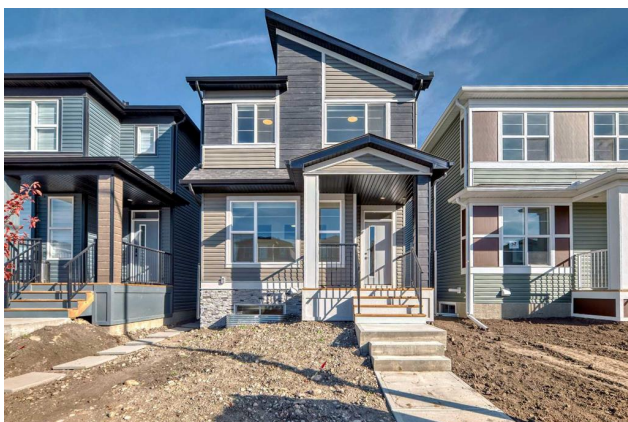
List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,830 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,801**
Low Sqft:
Ttl Sqft: **1,801**

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None,Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`0" x 9`11"	Dining Room	Main	12`11" x 8`0"
Living Room	Main	12`11" x 13`5"	Kitchen	Main	12`8" x 12`3"
Pantry	Main	1`3" x 6`1"	Mud Room	Main	5`8" x 7`2"
2pc Bathroom	Main	5`5" x 4`9"	Entrance	Main	5`5" x 12`0"
Laundry	Second	4`11" x 7`4"	Bonus Room	Second	13`7" x 10`5"
4pc Bathroom	Second	4`11" x 8`11"	Bedroom	Second	9`7" x 9`7"
Bedroom	Second	8`11" x 10`8"	4pc Ensuite bath	Second	4`11" x 9`5"

Bedroom - Primary
Family Room
4pc Bathroom

Second
Basement
Basement

10`11" x 11`11"
10`1" x 10`6"
7`11" x 5`3"

Bedroom
Kitchen
Bedroom

Legal/Tax/Financial

Basement
Basement
Basement

9`6" x 8`11"
10`1" x 7`4"
13`7" x 9`2"

Title:
Fee Simple
Legal Desc:

2311454

Zoning:
R-G

Remarks

Pub Rmks:

This elegant, fully detached family home, constructed by Trico Homes in the Wolf Willow community of SE Calgary, offers ample space for multi-generational living. The main residence features Three bedrooms , One Bonus room, two full bathrooms and one two piece bathroom, while the finished basement includes two bedrooms, one bathroom Equipped with a full kitchen, featuring stainless steel appliances, along with it's own separate laundry suite and separate entrance. You'll love the 9-foot ceilings on the main floor and the upgraded kitchen layout with a supersized pantry. Spanning over 1,800 square feet of above-grade living space, the luxury vinyl plank floors and stylish fixtures add to the charm. The kitchen is a true highlight, designed for both efficiency and entertaining, featuring quartz countertops, undermount sink, upgraded stainless steel appliances with a gas stove, a big wall pantry, a beautiful tiled backsplash, a dramatic central island. This house has never been occupied and boasts many upgraded features and it is ready to occupy immediately. The convenient location is just steps away from Fish Creek Park, ponds, parks, a dog park, shopping, and transit, all on a quiet, family-friendly street. This space offers an excellent opportunity for rental income or extended family accommodation. Outside, the exterior is fully landscaped with mature sod and gravel. A 9.6" X 11.9" rear deck is perfect for outdoor entertaining. Don't miss out—call your friendly REALTOR today to book a viewing!

Inclusions:
Property Listed By:

None
Confident Realty Inc

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





